

176.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel
604,800 / 604,800

USE VALUE:

604,800 / 604,800

ASSESSED:

604,800 / 604,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DINDERMANN GREGG
Owner 2:	PINET C MICHELE
Owner 3:	

Street 1: 36 KILSYTHE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DINDERMANN GREGG -

Owner 2: PINET C MICHELE -

Street 1: 36 KILSYTHE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1180 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4000.000	226,800		378,000	604,800			118198
							GIS Ref		
							GIS Ref		
							Insp Date		
							06/22/18		

PREVIOUS ASSESSMENT **Parcel ID** 176.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,800	0	4,000.	378,000	604,800	604,800	Year End Roll	12/18/2019
2019	101	FV	203,400	0	4,000.	372,600	576,000	576,000	Year End Roll	1/3/2019
2018	101	FV	203,400	0	4,000.	286,200	489,600	489,600	Year End Roll	12/20/2017
2017	101	FV	203,400	0	4,000.	270,000	473,400	473,400	Year End Roll	1/3/2017
2016	101	FV	203,400	0	4,000.	248,400	451,800	451,800	Year End	1/4/2016
2015	101	FV	192,100	0	4,000.	232,200	424,300	424,300	Year End Roll	12/11/2014
2014	101	FV	192,100	0	4,000.	213,800	405,900	405,900	Year End Roll	12/16/2013
2013	101	FV	192,100	0	4,000.	213,800	405,900	405,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA JAMES	31454-312		5/29/2000		310,500	No	No		
HILT MARY	22123-265		6/15/1992		161,500	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/13/2001	548	Wood Dec	4,000	O				8X12 OPEN DECK/RAM	6/22/2018	Meas/Inspect	BS	Barbara S											
									10/17/2008	Meas/Inspect	345	PATRIOT											
									10/17/2008	Meas/Inspect	345	PATRIOT											
									8/26/2000	MLS	MM	Mary M											
									1/5/2000	Meas/Inspect	243	PATRIOT											
									12/1/1981		PS												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type:	15 - Old Style	%		Full Bath:	1	Rating:	Average	OF=SINK IN BMT..																
Sty Ht:	2 - 2 Story			A Bath:		Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																		
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																		
Frame:	1 - Wood			1/2 Bath:		Rating:																		
Prime Wall:	4 - Vinyl			A HBth:		Rating:																		
Sec Wall:		%		OthrFix:	1	Rating:	Fair																	
Roof Struct:	1 - Gable			OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1																
Color:	WHITE			A Kits:		Rating:																		
View / Desir:				Fpl:	1	Rating:	Average																	
GENERAL INFORMATION				WSFlue:		Rating:																		
Grade:	C - Average			CONDOS INFORMATION																				
Year Blt:	1927			Location:				Level FY LR DR D K FR RR BR FB HB L O																
Alt LUC:				Total Units:																				
Jurisdct:				Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	No Unit	RMS	BRS	FL													
Prim Int Wall:	2 - Plaster			Functional:		%		1	6	3														
Sec Int Wall:		%		Economic:		%																		
Partition:	T - Typical			Special:		%																		
Prim Floors:	3 - Hardwood			Override:		%																		
Sec Floors:		%		Total:	26.4	%		Totals																
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
Subfloor:				Basic \$ / SQ:	130.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:				Size Adj.:	1.35000002								BMT	Basement	638	52.120	33,251	SFL	85					
Electric:	3 - Typical			Const Adj.:	0.98990101								FFL	First Floor	638	173.730	110,838							
Insulation:	2 - Typical			Adj \$ / SQ:	173.728								SFL	Second Floor	542	173.730	94,212							
Int vs Ext:	S			Other Features:	64300								WDK	Deck	120	14.190	1,703							
Heat Fuel:	2 - Gas			Grade Factor:	1.00								OSP	Screen Porch	65	45.610	2,965							
Heat Type:	5 - Steam			NBHD Inf:	1.00000000								OPP	Open Porch	20	43.560	871							
# Heat Sys:	1			NBHD Mod:																				
% Heated:	100			LUC Factor:	1.00																			
Solar HW:	NO			Adj Total:	308140																			
% Com Wall:				Depreciation:	81349																			
				Deprecated Total:	226791																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:	PARCEL ID 176.0-0004-0004.0				IMAGE				AssessPro Patriot Properties, Inc			
SPEC FEATURES/YARD ITEMS																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N					Total Yard Items:																			
					Total Special Features:																			
					Total:																			